

News of the Real Estate World

BIG ADD PLOT ON CENTRAL PK. WEST

Now Control 125 Feet Between Eighty-second and Eighty-third Streets.

Byrne & Bowman sold for Max N. Natanson to the Bing & Bing Corporation 225-226 Central Park West, fifty feet south of Eighty-third street, two story apartment, each 41,819 sq. ft. The property rents for \$40,000 and was held at \$270,000. Mr. Natanson acquired the property several months ago in part payment for the sixteen story Arena Building, 34-40 West Thirty-second street, which he sold to Victor Weichman through the same brokers.

With the acquisition of the Central Park West parcel, the Bing Corporation now control a plot of 125 feet between Eighty-second and Eighty-third streets, as they own two five story apartments adjoining 223-224 Central Park West, 40,821 sq. ft.

Walter Weichman represented Mr. Natanson and Stoddard & Mark acted for the purchasers.

First Sale in 200 Years.

George W. Brettell sold for the Reformed Low Dutch Church of Harlem to Julius Reich 2245-2251 Third avenue, four story apartment houses containing stores, 73,510 sq. ft. The sale is the first of the property in longer than 200 years.

Resold in One Day.

Pierre & Golden Company resold for the Kean-Zucker Corporation the five story apartment house, 25410, 14 West Sixty-fourth street. The preceding sale of the property by the same brokers was reported yesterday.

Other Apartment Sales.

Edward C. H. Vogler sold for Nathan Wilson the southeast corner of Amsterdam and Eighty-ninth street, 25,810 sq. ft. to the Belvoir Realty Company, Inc. John M. Ruck represented the purchaser as attorney. The same broker and Frank J. Welton sold for Nathan Wilson the five story apartment house containing stores, 593 Amsterdam avenue, 25,810 sq. ft. to an investor. Thomas Brady represented the purchaser as attorney.

Capitol Holding Company sold to the Orton Holding Corporation two six-story apartments, 12-22 West Ninety-eighth street, 79,410 sq. ft. irregular.

Goodman Corporation sold two six-story apartments, 616-622 West 137th street, 170,000 sq. ft. to a client of Charles Halper, Elsenberg & Goldstein were the brokers. The property was held at \$360,000.

The Sunnyside, a six-story apartment house, 611 West 113th street, 75,100 sq. ft. between Riverside Drive and Broadway, valued at \$225,000, has been purchased by Meyer Isaac, represented by Morrison & Schiff, attorneys. The structure has an annual rental of about \$37,000.

Charles A. Du Bois, through his representative, Charles E. Petrie, sold for Gertrude Kominsky to Henry Gossler the six-story fifty-four apartment, 54 West 121st street, adjoining the southeast corner of Broadway and 121st street. The seller acquired the property last month.

The five-story tenements, 37,650 sq. ft. at 23 and 31 Elyard street have been sold by F. Finkelshtein & Son for Julius C. Levine estate.

Fitz Howell sold for Carrie Myers for colored occupancy the five-story triple apartment house, 249,111, at 202 West 148th street, abutting the southwest corner of Seventh avenue to an investor.

Oscar D. and Herbert V. Diks sold for Dwight C. Harris to a client for investment, 1861 Lexington avenue, a five-story apartment on the northeast corner of 115th street and Lexington avenue.

Slawson & Hobbs sold for Joseph Jovans to the Meister Builders, Inc., Chamber court, at 66 Port Washington avenue, the southeast corner of 162d street, a six-story, elevator apartment house, 102,152 sq. ft. and having an approximate annual rental of \$60,000.

CITY GETS \$28,825 AT STATEN ISLAND SALE

Eight Parcels Sold—Others to Be Put Up August 28.

The city yesterday disposed of eight of its abandoned Richmond properties at auction for a total of \$28,825. The properties were placed under a lien of \$27,300 on them. The sale was conducted on the steps of the courthouse at St. George by James R. Murphy of Joseph P. Day, Inc.

Three of the purchasers were women. Twelve properties were put up, four of them drawing no bids. The sale of the parcels in the entire city has been adjourned to August 28 and 29 in the city hall.

Seventy properties in the five boroughs have been sold at the sale by the city for a total of \$548,175. They were assessed at \$482,220 and their upset prices aggregated \$547,800.

The parcels sold were:

Jersey street, south side, 90.6 feet east of Richmond street, 25,000 sq. ft., upset price, \$600; to Route 122 for \$500.

Little Grove Road, north side, 100 feet west of Grove Road, 20,000 sq. ft., upset price, \$750; to Anne D. Curry for \$1,000.

Richmond Turnpike, 74 acre plot, running through to Bayside road, upset price, \$2,750; to the Port Richmond Land Co. for \$3,000.

Richmond Turnpike, 145 acre plot through the Bayside road to Bayside, Frank, for \$12,000, the upset price.

Beach avenue, at Staten Island Rapid Transit tracks, 4,881 sq. ft., upset price, \$2,200; to John J. Behan, for \$3,725.

Tompkins avenue, southwest corner of Gars field avenue, 92.15 acre, to Herman Cohen, for \$2,000, the upset price.

Seaview avenue, south side, 150 feet east of Richmond road, 25,000 sq. ft., upset price \$750; to Anna M. Martin, for \$1,275.

Bloomfield road, Port House creek and Mill creek, 25,000 sq. ft. containing about fifteen acres; to Wellington A. Merrill, for \$5,000, the upset price.

LOWER SIXTH AVENUE SALE.

William S. Baker and Siegeluck & Kraft sold for Jeremiah O'Sullivan and William Brown to the Potential Realty Corporation 164 Sixth avenue, 84 feet north of Eighth street, a three story business building, 20,776 sq. ft.

PLAN HOMES AT RYE.

Home sites have been purchased in the Westchester-Biltmore Country Club development at Rye by Edward N. Knapp of Port Chester, N. Y., who will erect a house to cost approximately \$50,000, and by Charles M. Wilson of this city, who will build a home valued at about \$45,000.

SALES AT GREENACRES.

Robert E. Farley Organization sold for the Elmer-Stevens Company, Inc., a new house in the Sage terrace section of Greenacres. The Seaside Estate, Robert E. Farley, president, sold a lot in the Greenacres section to Mrs. Loreta Woods of this city for a home site.

TWO CRESTON AVENUE FLATS CHANGE HANDS

University Avenue Stores Are Sold to Operators.

Nehring Bros. sold, for Daniel H. Jacobson, 274 Creston avenue, southeast corner of 197th street, a five and a half story apartment house, 91,935, renting for \$36,000. Nehring Bros. were appointed agents of the property.

Frederick Johnson sold the plot, 125x100, on the east side of Southern Boulevard, 150 feet south of Tiffany street, to the newly formed Reuser Construction Company, of which P. R. Blitt, E. Harrison and I. Kasofsky are the directors. It will be improved with a six story apartment to cost \$175,000. Cobel & Brand, attorneys, represented the buyers.

Hudson P. Rose Company purchased 2283 Creston avenue, a two family brick house, from Jennie E. Byrne. R. M. Byrne was the broker.

McLernon Bros. sold for Fred Lunsford to the Ronel Realty Company the one story and basement store property, 2386 University avenue, 23,000 sq. ft. and 27,380. After extensive alterations it will be offered for leases for business purposes.

Armstrong Bros. sold 1142 Perry avenue, a three story two family semi-detached dwelling, 20,100, for John T. Butcher.

Delafeld estate sold to John B. Cella the plot, 70x100, on the east side of Tibbitt avenue, 202.7 feet south of 246th street, Fieldston.

Moses H. Rothstein, attorney, has acquired for K. T. W. Realty Corporation, recently organized by him, the two five story apartment houses at 1411 and 1413 Wilkins avenue. These buildings are on a plot 85x158 feet. There are five stories in these buildings, and they show an annual rental of about \$25,000.

John Cambria sold to a client of Francis J. Carucci, attorney, the three family frame and stucco dwelling at the southeast corner of Arthur avenue and 181st street, 42,858 irregular.

PERSONAL AND IMPERSONAL.

Ryan & Co. have been appointed agents of the northeast corner of 306th street and Tenth avenue, a twenty-six family apartment house containing stores.

G. Carlucci & Co. have moved to 230 Madison avenue and have been appointed managing agent for the row of taxpayers at 181st street and Walton avenue.

Steel Realty Development Corporation procured for Louis and Bernard Schwartz a first mortgage of \$100,000 on their property at Corona Parkway and Elmsmere place.

Title Guarantee and Trust Company announces that the mortgage market is such that it is prepared to supply loans at 5 1/2 per cent, in almost any amount on desirable property in Manhattan and the Bronx.

Thompson, Austin & Co., Inc., W. L. Thompson, president, was the purchaser of the Maranamy apartments, 611-617 West 113th street. The property carries mortgages of \$17,000 and has an annual rental of \$38,450. M. H. Gallard & Co. were the brokers.

Lawrence, Blake & Jewell have placed with the Metropolitan Life Insurance Company for the King and Winter Building Corporation a building and permanent loan of \$10,000 for ten years at 6 per cent. for the erection of a five story apartment house at 219-2139 Morris avenue.

The country estate and residence of the late R. R. Childs on Long Island Sound at Southport, Conn., has been purchased at public auction by Alvan W. Perry for \$60,000, as the result of bankruptcy proceedings by order of the United States District Court, Southern District. Joseph P. Day was the auctioneer.

Buyers of properties sold recently are Fritz Kessel of 168 East Eighty-eighth street; Tilly Rice of 48 West Eighty-eighth street; and the King and Winter Building Corporation of 208 West 129th street. Max Preuss of the northeast corner of Tenth avenue and 208th street, and the Independent Trust Auction Corporation of 64 Harrison street, northeast corner of West street.

Forest Hills Gardens Homes Company, Inc., has awarded the contract for the construction of twelve houses on Walton street, between Puritan and Ascan avenues. Forest Hills, the group will consist of six semidetached six room houses, four semidetached seven room houses and two detached eight room houses. The contract has been let to Roger Back & Co., Inc., 462 Lexington avenue.

On the east side of Simpson street, 30 feet north of Barretto street, a four-story community building will be erected for the Forest Hills Gardens Homes Company, Inc. The contract has been awarded to the Ward Building Reports. It will contain a synagogue, school, forum, gymnasium, etc., and is being designed by Buchanan & Kahn, architects. Work on it will be started in the fall.

The Metropolitan Life Insurance Company authorized yesterday loans on bond and mortgage for \$2,500,000, of which more than \$1,500,000 were for housing loans. \$1,000,000 in business buildings and \$658,000 were farm loans. The housing loans were on 278 dwellings and 15 apartment houses to accommodate 48 families. The business buildings were on 278 dwellings and 15 apartment houses to accommodate 48 families. The farm loans were mostly in the West and the Southwest, the largest being in Iowa, Indiana, Illinois, South Dakota and South Carolina.

Nathan S. Jones, president of the Manufacturers Trust Company, occupying of 129 Broadway, stated yesterday that the lease of that property to the building National Bank was to clear the title. The bank occupied the building under lease and assigned that lease to the Equitable Office Building Corporation, which assigned it to Christopher Hanneville. Subsequently the trust company purchased the lease from the receivers of Christopher Hanneville. After the trust company took possession of the premises, it requested the City Guaranty and Trust Company to issue a policy, insuring the title and the title company required that the lease to the bank be recorded as a condition precedent to the issuance of the policy. The bank has been merged with the trust company.

WAGMAN BUYS ON WEST SIDE. Haggman-Callen Company sold for Harry A. Haggman the three story dwelling, 137 West Eighty-seventh street, to a Mrs. Hull, who will occupy it.

OLD GREENWICH PLACE SOLD.

Special Dispatch to THE NEW YORK HERALD. GREENWICH, Conn., Aug. 17.—The residence of George N. Mills, one of the oldest landmarks in town, has been sold through E. Payson Hatch, Inc., to Mrs. F. B. Warren, a daughter of Mrs. Friend A. Ross of Greenwich. It was held at \$35,000. The house was built about thirty-five years ago and was owned once by Mrs. Mills' father, the late Jonas Mead.

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CLARENDON HOTEL IN BROOKLYN PURCHASED

Investor Buys Hostelry Subject to Lease.

The Clarendon Hotel, Washington and Johnson streets, Brooklyn, has been purchased by a Brooklyn investor, subject to the lease of John Hill, who has been operating the hostelry for the last twenty-five years. His lease expires in August, 1925. The contract of sale was negotiated by Lewis H. Loefer, vice-president of the Lawyers Title and Trust Company.

The price paid is understood to be in the neighborhood of the assessed valuation, \$150,300.

A. Mishkin sold for H. Berner to M. Greenfield a two family dwelling, 20,100, at 916 East Twelfth street.

Charles E. Richardson sold 127 Sixth street, between Seventh and Eighth avenues, two story two family dwelling, for the Jane O'Connell estate to John Dowd.

335 Flatbush Avenue, Inc., has taken title to 935 Flatbush avenue, Brooklyn, a three story building, 35,100, erected especially for the sale of furniture and other household goods.

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RESORTS.

Feast your eyes on fifty Switzerland of towering snow-clad mountains, of still valleys, rugged precipices and foaming rivers. Of course you will want to stop over at Banff, Lake Louise, Lake Wapta Camp, Emerald Lake, Glacier House and Scaimous. With one of the famous Canadian Pacific hotels or camps as a base, you can hike, motor or take pony trips into the midst of the most stupendous scenery in America. Real Alpine climbing with Swiss guides. Fishing, riding the mountain trails, swimming in Sulphur Pools and every type of outdoor sport. Let us help you plan the trip.

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White Plains, N. Y. A Family Hotel 40 Minutes from Town.

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Both under personal direction of EDWARD H. CRANDALL.

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Write for descriptive booklet. WHITE SULPHUR SPRINGS CO. of Sharon Springs, New York.

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Unbeautiful Upper Saranac Lake. Modern 18 hole golf, saddle horses. Environment ideally desirable. Perfect milk. Superb cuisine. Excellent music. Landscaping. Harrington Mills, Mgr., Upper Saranac, N. Y.

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Stanford, New York. Charming new inn, immediately adjoining Standard golf course. Attractive rates. Open till November.

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RESTAURANT RENTS

OLD MUSIC SCHOOL

Former Home of New York College Figures in Lease to Pierce Company.

The old three story home of the New York College of Music, 128 and 130 East Fifty-eighth street, near Lexington avenue, has been leased by Ely C. Feffercorn to the Pierce Restaurant Company for twenty-one years from October 1, with a privilege of renewing the lease for a similar period. The annual rental for the first term is to be \$10,000 and \$12,000, and the renewal price will be on the basis of 6 per cent. of the revaluation of the building.

Other Business Rentals.

Pease & Elliman leased for Margaret Currier the five story, nineteen foot, altered building, 421 Lexington avenue, between Forty-third and Forty-fourth streets, and just opposite the contemplated addition to the Commodore. The lessees, Bianchi Geary and Bertha Conde, are to use the ground floor for a tea room.

Butler & Baldwin, Inc., and Pease & Elliman leased for the Nye Holding Corporation the portion of floor store in 51 West Forty-seventh street to W. Morgenstern, Inc., dress retailers.

M. L. Heas, Inc., leased for the Bangor Realty Corporation (Bing & Bing) the ninth floor in 1148 Broadway to Elms & Sellon, draperies, for a long term of years for a total rental of \$275,900.

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